

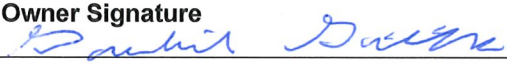

# Administrative Alternates



## DEVELOPMENT SERVICES DEPARTMENT

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831

<b>Administrative Alternate Request:</b> <i>Requested in accordance with UDO Section 10.2.17</i>	OFFICE USE ONLY
<b>Section(s) of UDO affected:</b> <b>7.2.5 C 1</b> <b>Provide an explanation of the alternate requested, along with an applicant's statement of the findings</b> <small>Please see attached narrative.</small>	Transaction Number
<b>Provide all associated case plan numbers including zoning and site plan:</b> <b>ASR-SR-37-2019; A-122-19</b>	

<b>Property Address</b> 2020 Progress Ct		<b>Date</b> 10.03.2019
<b>Property PIN</b> 1714198573	<b>Current Zoning</b> IX-3	
<b>Nearest Intersection</b> Progress Ct and Whitaker Mill Rd		<b>Property size (in acres)</b> 2.27
<b>Property Owner</b> Progress Court Owner, LLC Gabe Guillois	<b>Phone</b> 919-656-4937	<b>Mail</b> P.O. Box 6309 Raleigh, NC 27628
	<b>Email</b> gguillois@atlasstark.com	
<b>Project Contact Person</b> <b>Courtney Landoll</b>	<b>Phone</b> 919.866.4749	<b>Mail</b> 223 S. West St., Suite 1100, Raleigh, NC 27603
	<b>Email</b> clandoll@stewartinc.com	
<b>Property Owner Signature</b> 	<b>Email</b>	
<b>Notary</b> <i>Catherine Ellis Easter</i> ✓ Sworn and subscribed before me this <u>3rd</u> day of <u>October</u> , 20 <u>19</u>	<b>Notary Signature and Seal</b>  <div style="border: 2px solid black; padding: 5px; text-align: center;"> <b>CATHERINE ELLIS EASTER</b>                      Notary Public                      North Carolina                      Wake County                 </div>	



**October 3, 2019**

City of Raleigh Appearance Commission  
Raleigh Municipal Building  
222 West Hargett Street  
Raleigh, NC 27601

Project: Progress Court

Location: 2020 Progress Ct., Raleigh, NC 27608

**Administrative Alternate Narrative**

Section 7.2.5.C.1 of the Raleigh UDO states that *“Trash collection, trash compaction, recycling collection and other similar service areas shall be located to the side of rear of buildings and must be screened from view from adjacent property or public street right-of-way (not including an alley).”* This project proposes the adaptive reuse of the existing building on site. Due to the orientation of the existing building, there is not enough space to provide solid waste facilities to the side or rear. The existing building immediately abuts the property line along the south and east boundaries, and the north west corner of the building creates a pinch point at less than 5’ from the northern parcel boundary. The proposed solid waste enclosure is located to the far north of the site where it will have the least visibility from the right-of-way and can utilize existing topography in addition to proposed screening measures to screen the facility from adjacent property.

Per sec. 7.2.3 of the Raleigh UDO, the Planning Director in accordance with Sec. 10.2.17 may approve an administrative alternate subject to all of the following findings:

- 1. The approved administrative alternate meets the intent of the landscaping and screening regulations.**
  - a. The intent of the landscaping regulations is to provide meaningful and well-designed screening and buffering.
  - b. Tree and shrub plantings should not interfere with the safe vehicular and pedestrian circulation on the site.

*The proposed alternate location of the solid waste facility utilizes an existing berm to screen it from the adjacent property to the north. Enhanced planting will buffer the view of the facility without compromising safe vehicular and pedestrian circulation through the site.*



**2. The approved administrative alternate conforms with the Comprehensive Plan and adopted City plans.**

- a. *Policy UD 3.8 – Screening of Unsightly Uses* states that “The visibility of trash storage, loading, and truck parking areas from the street, sidewalk, building entrances and corridors should be minimized. These services should not be located adjacent to residential units and useable open space.” The proposed alternate location for solid waste on the north end of the parcel, combined with enhanced planting, minimizes visibility from the street and utilizes existing topography to buffer the view from adjacent property. It also maintains an adequate distance from the loading dock area which will function as useable open space.
- b. *Policy UD 7.1 - Economic Value of Quality Design* – “Recognize and emphasize the economic value of quality design in redevelopment infill, adaptive use of existing structures, and development of public spaces.” The proposed location for solid waste will allow for the adaptive reuse of the existing warehouse building, cultivating economic value and maintaining the character of the district.

**3. The approved administrative alternate is considered equal to or better than the standard.**

- a. In accordance with the standard set forth in UDO Sec. 7.2.5.C.3, the solid waste facility will be screened on all sides by a wall or gate with a minimum height of 6 feet. Pressure treated wood will be used to mimic the architectural wood on the building to promote compatibility between the two structures. In addition to the standard screening, enhanced planting is proposed to soften the structure and add visual interest.

Please see the attached exhibits and contact us for additional information or questions:

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**OWNER**

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ATLAS STARK HOLDINGS  
PO Box 6309, Raleigh, NC 27628



**ARCHITECT**

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GENSLER  
613 Hillsborough Street, Raleigh, NC



STEWART

**CIVIL ENGINEER AND  
LANDSCAPE ARCHITECT**

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STEWART  
223 S West #1100, Raleigh, NC

# PROGRESS COURT

## APPEARANCE COMMISSION PRESENTATION

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10.02.2019

## INTENT:

- The intent of the landscaping regulations is to provide meaningful and well designed screening and buffering.
- Tree and shrub plantings should not interfere with the safe vehicular and pedestrian circulation on the site.

## FINDINGS:

**Finding 1 :** The approved administrative alternate meets the intent of the landscaping and screening regulations.

Response: The proposed alternate location of the solid waste facility utilizes an existing berm to screen it from the adjacent property to the north. Enhanced planting will buffer the view of the facility without compromising safe vehicular and pedestrian circulation through the site.

**Finding 2 :** The approved administrative alternate conforms with the Comprehensive Plan and adopted City plans.

Response: The alternate is consistent with the following policies from Comprehensive Plan:

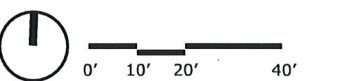
Policy UD 3.8 “Screening of Unsightly Uses”

Policy UD 7.1 “Economic Value of Quality Design”

**Finding 3 :** The approved administrative alternate is considered equal to or better than the standard.

Response: In accordance with the standard set forth in UDO Sec. 7.2.5.C.3, the solid waste facility will be screened on all sides by a wall or gate with a minimum height of 6 feet. Pressure treated wood will be used to mimic the architectural wood on the building to promote compatibility between the two structures. In addition to the standard screening, enhanced planting is proposed to soften the structure and add visual interest.





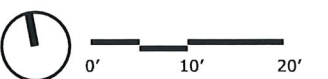








INDEX PLAN







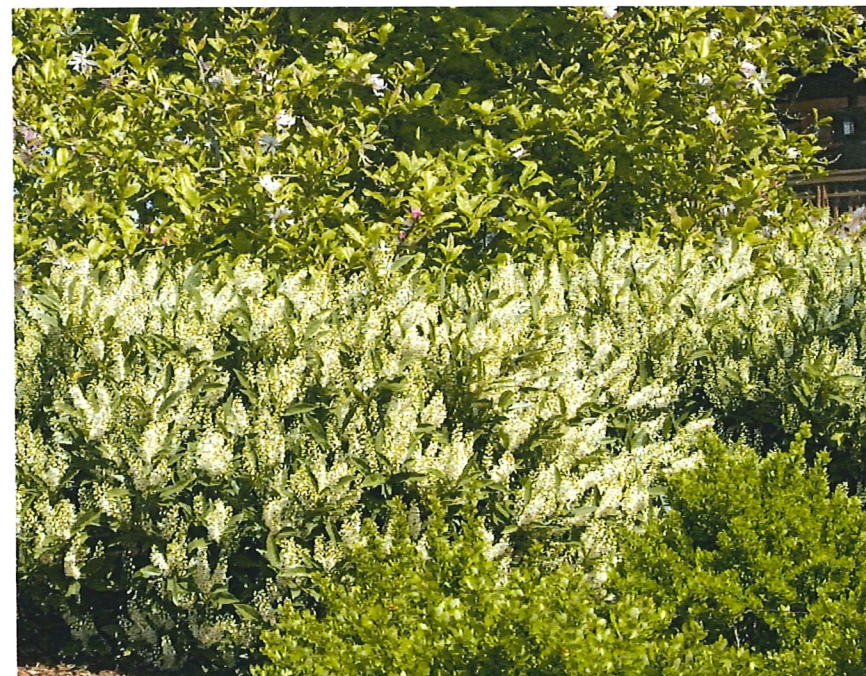
GRACE SMOKE TREE  
*Cotinus x 'Grace'*



DWARF BURFORDI HOLLY  
*Ilex cornuta 'Burfordii Nana'*



GOSHIKI FALSE HOLLY  
*Osmanthus heterophyllus 'Goshiki'*



OTTO LUYKEN ENGLISH LAUREL  
*Prunus laurocerasus 'Otto Luyken'*



CONCORDE JAPANESE BARBERRY  
*Berberis thunbergii 'Concorde'*



CONTRACTOR TO PROVIDE SHOP DRAWINGS TO BE APPROVED BY OWNER AND LANDSCAPE ARCHITECT. INCLUDE MATERIAL SELECTION, FINISHES, AND HARDWARE.



- 1 REFUSE SCREEN FENCE: FRAME  
ELEVATION

2) FACE OF FENCE  
ALIGN SEAM JOINTS AT CORNERS OF FENCE OR A'  
OF CENTER POST OF SCREEN FENCE WHERE APP  
2) TWO FASTENERS EACH BOARD AT EACH POST. E)

2 REFUSE SCREEN FENCE: FACE AND SECTION  
SECTION / ELEVATION

**NOTE:**  
CONTRACTOR TO PROVIDE SHOP DRAWINGS  
TO BE APPROVED BY OWNER AND LANDSCAPE  
ARCHITECT. INCLUDE MATERIAL SELECTION,  
FINISHES, AND HARDWARE.



### 3 REFUSE SCREEN FENCE FOOTING

Diagram illustrating the installation of a fence post:

- TOP OF FOOTING TO SLOPE AWAY FROM POST.
- 12" Ø CONCRETE FOOTING.
- FENCE POST.
- POST TO EXTEND BEYOND CONCRETE.
- CLEAN #57 STONE. COMPACT WITH HAND TAMPER.
- Dimensions: 4", 6" MIN., 1".

CONTRACTOR TO PROVIDE SHOP DRAWINGS TO BE APPROVED BY OWNER AND LANDSCAPE ARCHITECT. INCLUDE MATERIAL SELECTION, FINISHES, AND HARDWARE.



- 4 REFUSE SCREEN FENCE GATE  
ELEVATION



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